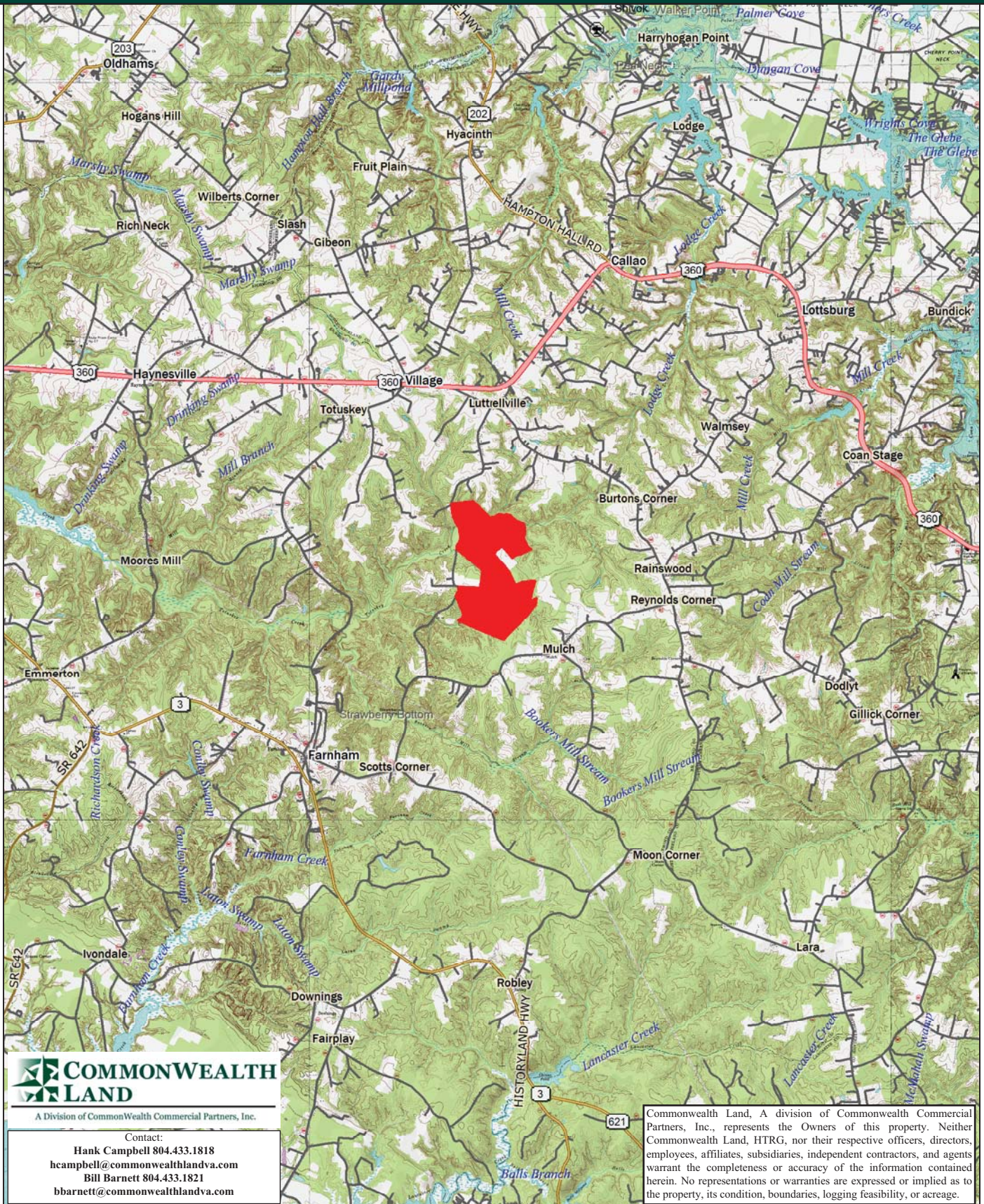


Timberland Investment Opportunity

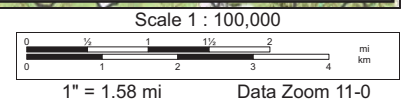
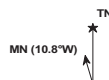
BK3346 - 607+/- Acres - Richmond County, VA



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Tract Summary Data

BK3346 - 607+/- Acres - Richmond County, VA

***Excellent Large-Acreage, Long-Term Timberland Investment Opportunity Offering Strong Recreation Potential**

***Located Just South of Village with Frontage Along VSR600 (Ridge Rd.) and VSR616 (Luttrellville Ln.)**

***Gently Rolling to Rolling Site with Well-Maintained Road System**

***Timber Comprised Primarily of Planted Loblolly Pine with 18+/-Acres Established in '92 , 142+/-Acres Established in '02, 108+/-Acres Established in '05, 55+/-Acres Established in '07, 125+/-Acres Established in '10 with the Remaining 130+/-Acres in Mixed Hardwood (1940)**

***Currently Zoned A (Agricultural) and Identified as Tax Map Parcels #28-12**

***N37-55.339' W76-35.548'**

*** Northern Boundary of Tract Fronts Farnham Creek Offering Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

***Directions - US360 East From Richmond Through Tappahannock and Warsaw and Continue on US360 to Village, then Turn Right on VSR600 (Ridge Rd.) and Travel .54 Miles, then Turn Right on VSR616 (Luttrellville Ln.) and Travel 1.4 Miles Where the Property Begins on the Left**

***Contact Brokers For More Details**

***Offered For \$820,000**

Contact:

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Property Information is Available at *Commonwealthlandva.com*



A Division of Commonwealth Commercial Partners, Inc.

7130 Glen Forest Drive, Suite 110, Richmond, VA 23226

Mailing Address: P.O. Box 71150, Richmond, VA 23255

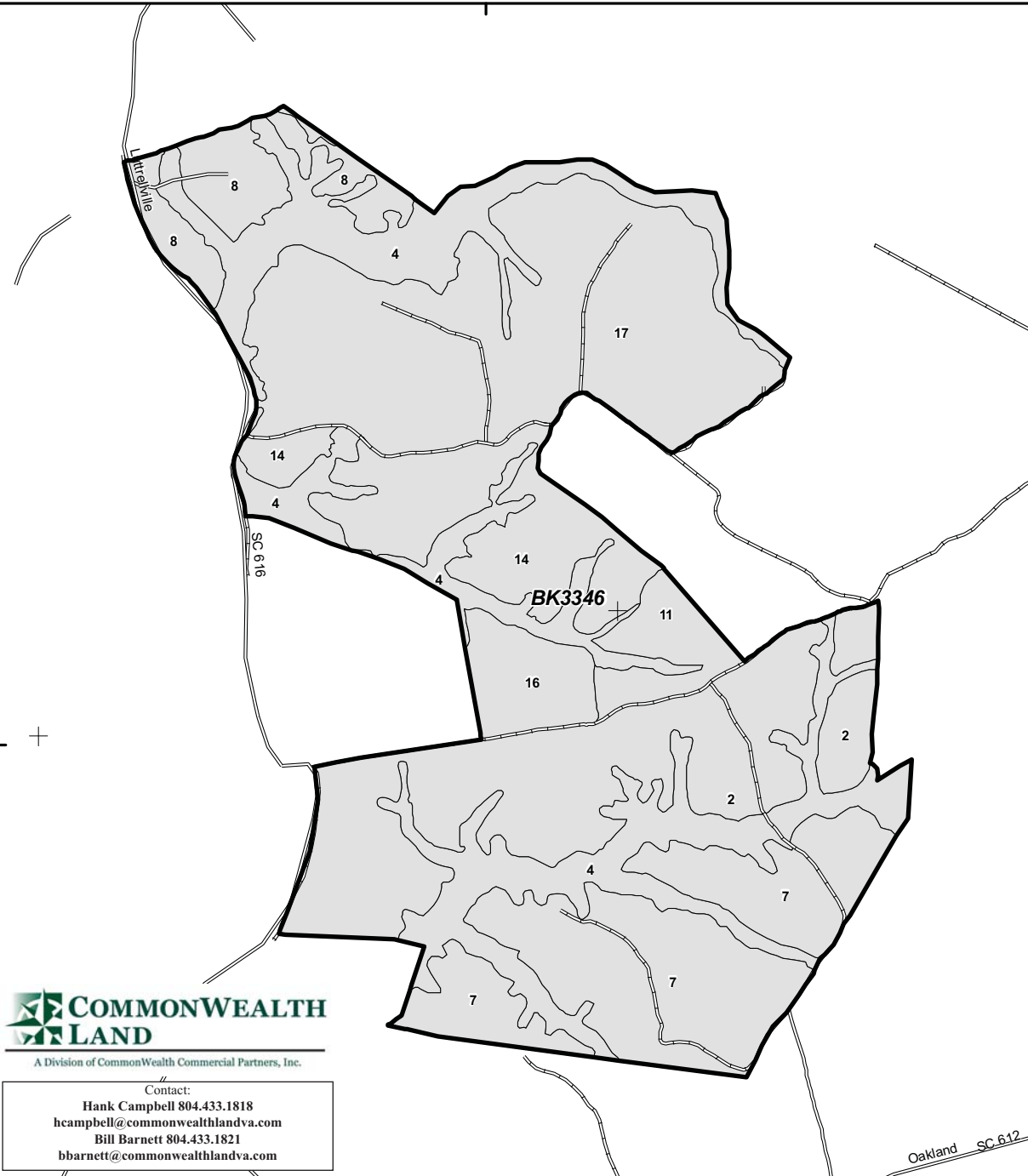
Phone: 804.433.1818 Fax: 804.346.5901

Web Site: www.commonwealthlandva.com

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76°35'W

37°55'N



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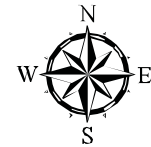
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 bbarnett@commonwealthlandva.com

Std	Type	Grs Ac	Net Ac	YO
2 LB	P UT	111.9	108.8	2005
4 HW	N UT	130.9	130.1	1940
7 LB	P UT	100	97.4	2010
8 LB	P UT	29.4	28.9	2010
11 LB	P UT	16.6	16.2	2012
14 LB	P UT	56	54.9	2007
16 LB	P TH	18.3	18	1992
17 LB	P UT	144.2	140.5	2002

TRACT BK3346

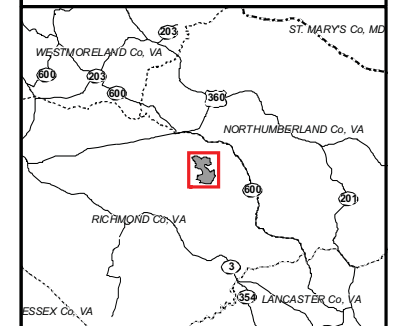
Property: Buckingham
 County: Richmond
 State: Virginia



- Tracts
- Stands
- County
- State
- Freeway
- Highway
- Major Road
- Local Road
- Forest Road
- Trail
- Railroad



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0 0.25 0.5 0.75 1 Miles

COMPT#: BK3346

PROPERTY #:

COUNTY: Richmond

STATE:

Mgt. Acres: 607.08

Deeded Acres: NA

TYPE	# OF UNITS
BARE LAND	ACRES
PINE	464.5
HARDWOOD	130.1
NON-FORESTED	12.4
OTHER	0.0
ROADS	607.1
TOTAL LAND \$	

MERCHANTABLE TIMBER	
	UNITS
PINE POLES	Tons 0
PINE SAWTIMBER	Tons 852
PINE CHIP-N-SAW	Tons 768
PINE PULPWOOD	Tons 673
HARD SAWTIMBER	Tons 4155
HARD PULPWOOD	Tons 6153
CYPRESS SAWTIMBER	Tons 0
CYPRESS PULPWOOD	Tons 0
TOTAL TIMBER \$	12602

PINE PLANTATION	ACRES
Clearcut	0.0
Site Prep Not-Planted	0.0
Site Prep Planted	0.0
2011 - 1 Year	0.0
2010 - 2 Years	126.3
2009 - 3 Years	0.0
2008 - 4 Years	0.0
2007 - 5 Years	54.9
2006 - 6 Years	0.0
2005 - 7 Years	108.8
2004 - 8 Years	0.0
2003 - 9 Years	0.0
2002 - 10 Years	140.3
2001 - 11 Years	0.0
Nat Hardwood Premerch	0.0
TOTAL PREM \$	430.3

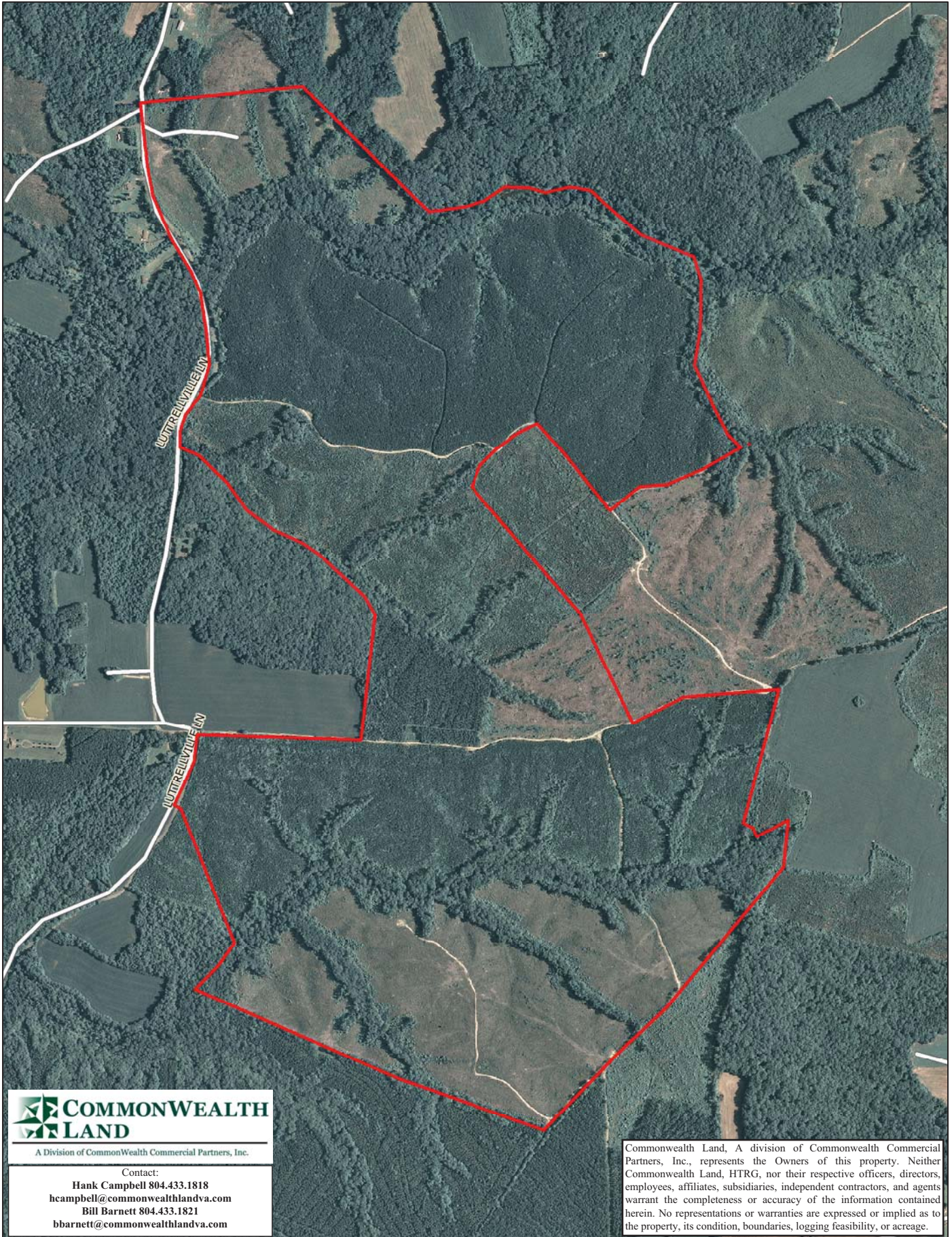


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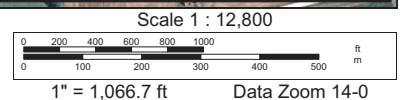
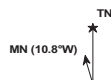
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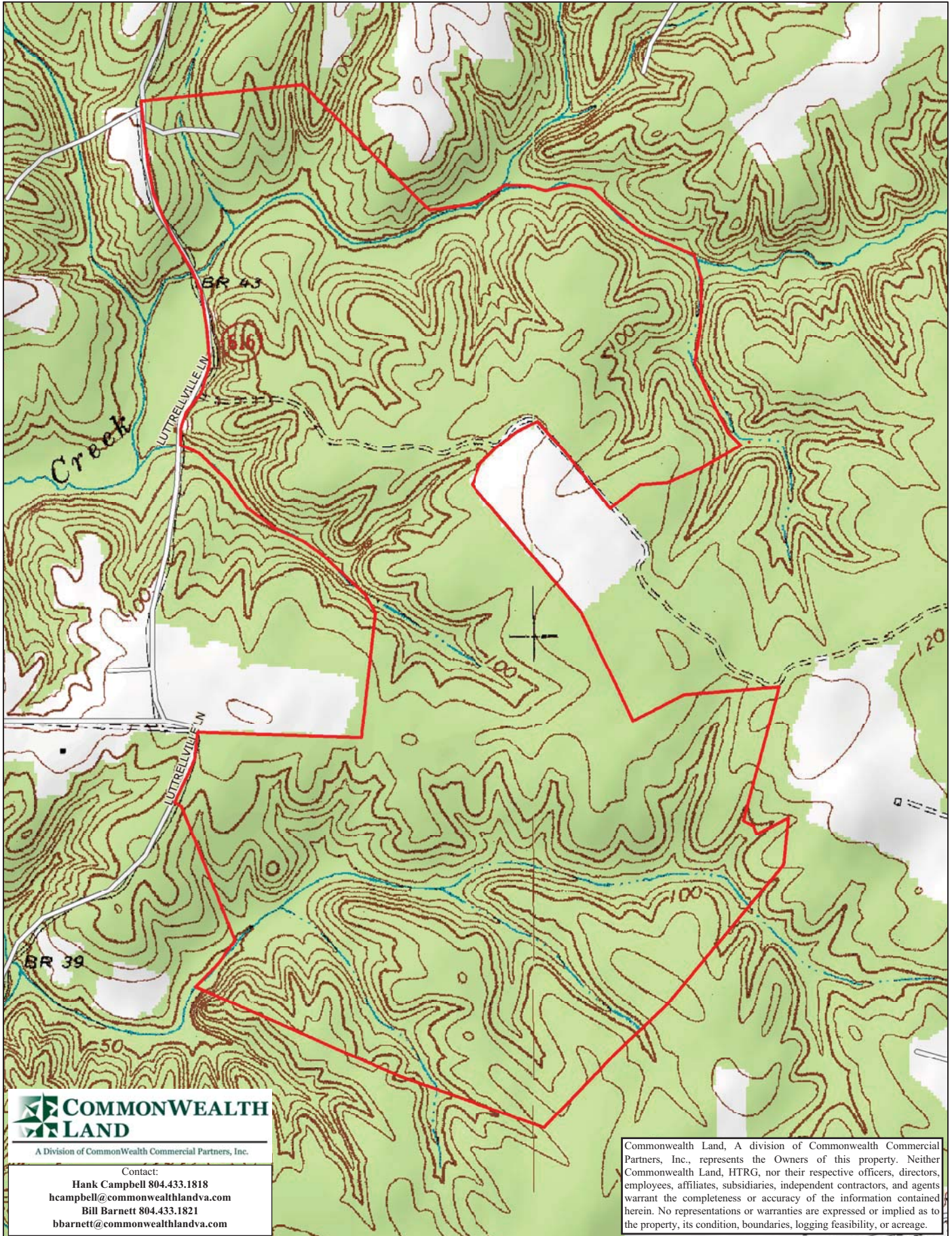
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